

The Planning Inspectorate
Room 3rd Floor Temple Quay House
2 The Square Temple Quay
Bristol BS1 6PN

12th February 2024

Dear Sirs

Ref. APP/C1435/W/23/3335625
Appeal by Hertfordshire Holdings Ltd.
Site Land to the south of the A271 and East of the A22 Lower Horsebridge Hailsham

We enclose in triplicate our observations and comments on the above and ask that these be placed before the Inspector as part of our objection to this application.

Yours faithfully



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We write to support our original objection to the above development WD/2022/3222/MAO and understand you will have had sight of our original letter dated 28th February 2023 together with photos.

Our main points of objection are as follows:-

- 1, Development outside of development boundaries situated within open countryside. This is a greenfield site and the Government has made it clear development on Greenfield sites is undesirable.
2. Harm to the two adjacent Grade II listed buildings (Brook House and Boship Hotel)
3. Site is non sustainable as far as travel from the site is concerned very few journeys would be by way of non car means and this is the view of ESCC.
4. Photos are enclosed to demonstrate the effects of the flood plain which operates through the site and adjoining land.
5. The development is contrary to the Hellingly Neighbourhood plan prepared by local people and is not supported by the Parish Council.
6. As far as we can see the application makes no mention of how the foul water drainage will be dealt with.

We elaborate now on our main objections by reinforcing the traffic and flooding issues now that the Sports Hub on the land west of the A271 and adjoining the A267 has been approved WD/2023/2100/DC. We feel strongly that the traffic situation will only be exacerbated by the increase of traffic on all access roads to the Boship

Roundabout to reach the Sports Hub and undoubtedly predicted increased pedestrian/cyclists/movements on the A271 when accessing the new hub by way of a new pedestrian access off the A271 entailing crossing this busy road. Traffic generated by a new development of 124 houses will be a safety hazard for all road users in this particular area. This will all take place on a road which at the moment has no 30 mile an hour limit,

ESCC were concerned about the access to this development with the creation of a road traffic island so close to the Boship roundabout.

The fact that the plans for the development of 124 houses has been adjusted slightly to remove development in the sight line of Brook House in no way makes this site any more acceptable for building on it still encroaches on a Grade II Listed building and the surrounding open landscape. This agricultural land is an important piece of undeveloped land separating the village of Lower Horsebridge from the urban area of Upper Horsebridge and Hailsham. Wealden considered this to be overdevelopment of the site and did not meet the definition of sustainable development according to development within the National Planning Policy Framework

We attach a copy of a plan (showing the proposed development sites in the area) accompanying the proposed Local Plan which is in the process of being prepared by Wealden District Council. Looking at the plan it clearly illustrates how isolated this proposed development is from any other consolidated residential areas. There are no amenities close by except for a service station which would need to be negotiated on foot over two busy roads adjoining the Boship roundabout. The school is a considerably distance away and judging by the number of cars parked at the school at drop offs times would mean additional car journeys at a very busy time of the morning and evening. This particular stretch of road back to the junction with the B2104 traffic travelling on the A271 towards the Boship roundabout regularly queues from between 7 & 9 most mornings. This clearly gives an indication of how busy this road is at particular times and to introduce any more traffic movements would here again created considerable congestion and safety issues.

The proposed development has a very narrow footpath leading to the village and to the Boship roundabout and the proposal of the installation of a cycle pathway up to Paddock View some 500 yards from the access of any development towards the village of Lower Horsebridge would serve no purpose whatsoever as after that cyclist would have to negotiate heavy traffic on the A271 a road carrying not only cars but heavy goods lorries frequently throughout the day. Basically all journeys in and out of this site would need to be by car adding to the congestion at peak times. We have yet to feel the full effect of the ongoing building in Hellingly and also the 180 houses already approved in Lower Horsebridge on the B2104 (but not yet built) and the level of increases in traffic this will generate. with regard

We would question the wisdom of building properties so close to the Boship Roundabout i.e. some 30/40 ft with the resultant fumes and noise that is generated by heavy lorries and cars. It is worth noting that developments lying to the south on the lefthand side of the A22 towards Eastbourne i.e. Welbury and Gleneagles were only permitted with a buffer zone to protect the effects of this building on the A22 and to protect the residents of these properties from noise and pollution. Where is the buffer

zone here and when the proposed slip road from the A271 onto the roundabout is constructed the proposed properties will be even closer to the traffic.

Lastly we come to the effect on the flooding issues in this area. We attach photos to demonstrate how much this flood plain plays in this particular area and it is well documented the considerable flooding issues in nearby Hellingly/Alfriston through which the Cuckmere runs. Adding any more water to this flood plain can only add to the problems for existing residential properties. Photos No 1 & 2 were on the 9th February this year and show the extent of flooding which occurs after just one day's rain and the ground is completely water logged. Photo No.3 shows the extent of the flooding on the site allocated for the Sports Hub. These are not exceptional circumstances this happens on a fairly regularly basis from early autumn through the winter to the onset of Spring & Summer and we might add has become considerably worse in the last 

In this regard we would just mention that for buildings insurance purposes we and our neighbours are judged to be in a Flood risk area and, therefore, our premiums reflect this fact.

It is worth noting that although the Sports Hub was granted permission this was against advice from ESCC and Active Travel both commenting that the site was not well located in sustainable transport terms, from the Lead Flood Authority on the potential to increase flood risk in the Cuckmere, from Wealden Heritage Officer on the harmful effects on the listed building Brook House. We maintain all these are valid reasons also appertaining to this development and should be taken into account and the Appeal should be dismissed.

Yours faithfully



Date: Friday, February 9, 2024 at 10:09 AM GMT



VIEW FROM FARM GATE ON A271 LOOKING TOWARDS
SECTION OF FIELD PROPOSED 124 HOUSES TO BE BUILT ON
[Sent from Yahoo Mail on Android](#) TOWARDS A22

9th FEBRUARY 2024 AFTER ONE DAY OF
HEAVY RAIN



VIEW FROM FARM GATE ON A271 LOOKING ACROSS FIELD
TOWARDS MAIN CUCKMERE RIVER
9th FEB 2024 AFTER ONE DAY OF
HEAVY RAIN

[Sent from Yahoo Mail on Android](#)

Date: Friday, November 4, 2022 at 09:20 PM GMT

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FRIDAY 4th NOVEMBER FROM 2022
GARDEN OF (HAZELDENE) WILLOWBROOK
LOOKING TO WARD A 267
PART OF PROPOSED SITE FOR SPONS HUB

[Sent from Yahoo Mail on Android](#)

HAILSHAM PLANNING UPDATE FOUR-PAGE SPECIAL

